



**VR-2021-002**  
**SIGN VARIANCE REVIEW – CONTINUED**  
**HEARING**  
**2301 SE WILLARD ST.**

Milwaukie Planning Commission

Mary Heberling, Assistant Planner

May 11, 2021

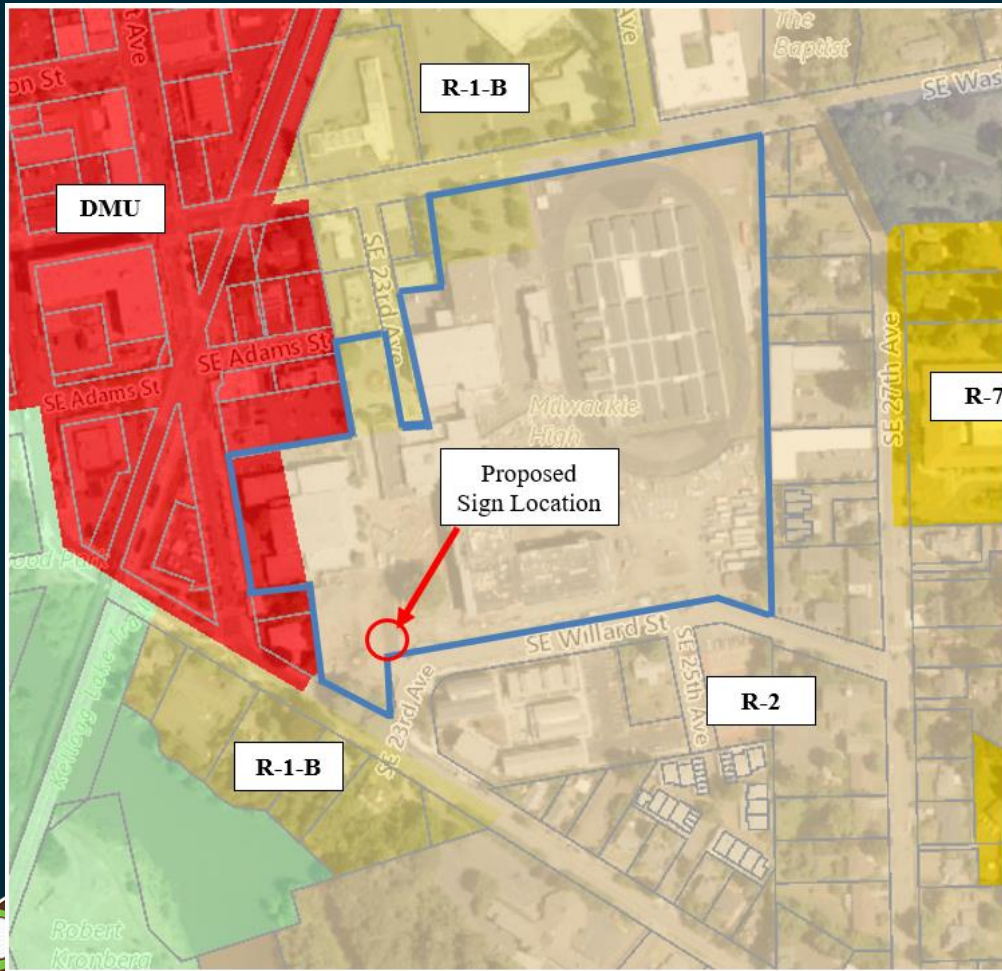
# LOCATION



- Approx. 14.65 acres
- Sign location: southwestern portion of the High School property, at the northeast corner of Willard St and 23rd Avenue
- At the parking lot for the main entrance



# ZONING



- Community Service Use (CSU) designation
- Base zone: R-2

# PROPOSAL



**MILWAUKIE HIGH SCHOOL**

ELECTRONIC READER BOARD RENDERING

JANUARY 2021

- Electronic reader board sign
- Size: 18.56 sq ft
- Display size: 16.83 sq ft



# ADDITIONAL INFORMATION REQUESTED BY PC

---

- Are there any other public facilities that meet Category 4 designation within Milwaukie city limits?
- How does the Category 4 designation create a unique situation and circumstance to grant a sign adjustment in comparison to other Community Service Uses (CSUs)?
- Clarification from the state official/emergency manager on any requirements for signage or standards for communication with the public for Category 4 buildings.
- How does the Category 4 designation satisfy the findings required for approval of an adjustment under MMC 14.032.030?



# KEY ISSUES

---

- Does the applicant adequately address the questions and additional information requested by the Planning Commission to approve the variance?



# ANALYSIS – OTHER CATEGORY 4 BUILDINGS

---

- There are no other known Category 4 Critical/Essential Building structures in the City of Milwaukie
- The County does not have a record of what buildings currently meet County 4 standards, however, the Oregon Safety Assessment Program (SAP) administered by the State Fire Marshal's Office will likely create an inventory of buildings with enhanced seismic design



# ANALYSIS – CATEGORY 4 & UNIQUE SITUATION

---

- The high school is the largest public school within the City of Milwaukie, with a maximum capacity of 1,500 students.
- MHS will be able to meet the surge of needs during a catastrophic event.
- The proposed electronic reader board sign will be connected to the school's generator and will be operational in the event of a power outage.
- Other CSUs are not equipped to handle these situations and therefore cannot argue similar reasons for a sign variance.





# ANALYSIS – REQUIREMENTS FOR SIGNAGE

---

- There are no requirements for an electronic sign for Category 4 buildings.
- OEM emphasized the importance of having multiple channels to provide information to the public and stated that the electronic sign would be a great tool for messaging in an emergency.



# **ANALYSIS – SATISFY FINDINGS IN 14.032.030**

---

- The updated findings under MMC 14.032.030 are found in Attachment 1: Recommended Findings in Support of Approval.



# STAFF CONCLUSION

---

- Based on the applicant's additional information, provide staff with direction for findings of approval or findings of denial.



# DECISION-MAKING OPTIONS

---

- A. Approve the application subject to the recommended Findings.
- B. Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing.



# QUESTIONS?

